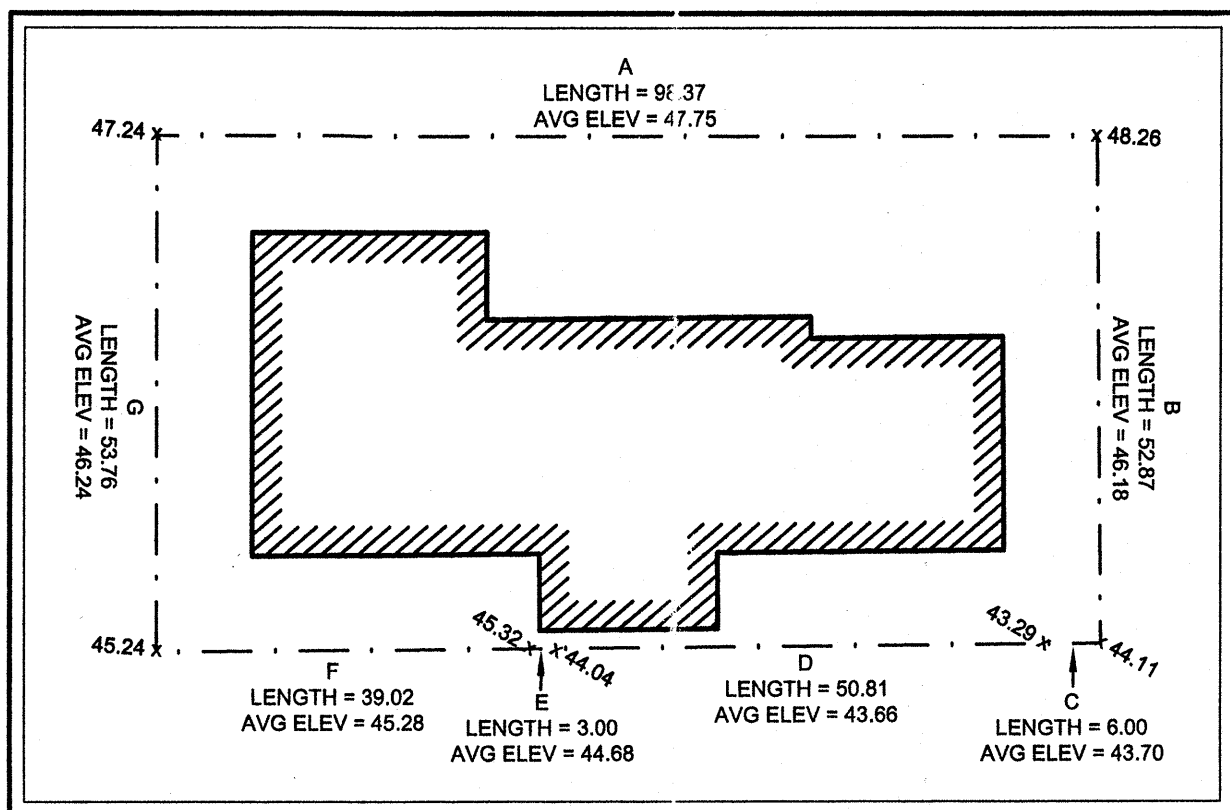


ZONE AA: BASE LOT CALCULATION (sq. ft.)		
	FORMULA	EXISTING
1	GROSS LOT AREA	= 47,999
2	Above Ground Utility Easements	- + 0
3	Streets and Roads	- + 0
4	Other Exclusive Surface Easements	- + 0
5	TOTAL EASEMENTS AND ROADS (Sum of lines 2, 3 and 4)	0 + 0
6	Wetland Area	- + 4,987
7	Steep Slopes of 25% or greater	- + 0
8	TOTAL WETLAND AND STEEP SLOPES (Sum of lines 6 and 7)	= - 4,987
9	Wetlands/Slopes reduction (0.80 x line 8)	= - 0
10	BASE LOT AREA (Line 1, minus line 5 and line 9)	= 47,999
MINIMUM LOT AREA CALCULATION		
11	TOTAL WETLANDS AND STEEP SLOPES (Line 8 above)	= 4,987
12	Zoning District Maximum R-AAA: 17,424; R-AA: 8,712; R-A: 4,356; R-B: 1,200; R-C: 870	= 8,712
13	Maximum Wetlands and Slopes (Smaller of line 11 and 12)	= 4,987
14	Actual Lot Size (Line 1 minus line 5 minus line 9 plus line 13)	= 47,999
15	District Minimum Lot Size R-AAA: 87,120; R-AA: 43,560; R-A: 21,780; R-B: 6,000; R-C: 3,600	= 43,560
16	EXCESS OR SHORTFALL (Line 14 minus line 15)	4,439
MAXIMUM LOT AREA COVERAGE CALCULATION		
17	BASE LOT AREA (Copied from line 10)	- 47,999
18	Square Feet of Total Coverage	- 5,019
19	Line 18 divided by line 17 for a %	25% 10.5%
20	Square Feet of Building Coverage	- 2,731
21	Line 20 divided by line 17 for a %	- 5.7%
LOT REQUIREMENTS		
	Lot Area and Shape	150 sq 178' sq
	Height (stories/height)	3 / 40' 2 / ~ 20.6'
	Street Line Setbacks (corner lot)	30' 51.1' / 54.2'
	Side Lot Setbacks (corner lot)	25' 38.7' / 151.0'
ACCESSORY STRUCTURES		
	Height (stories/height)	1 / 16'
	Street Line Setback	30'
	Side Lot Setbacks (corner lot)	25'

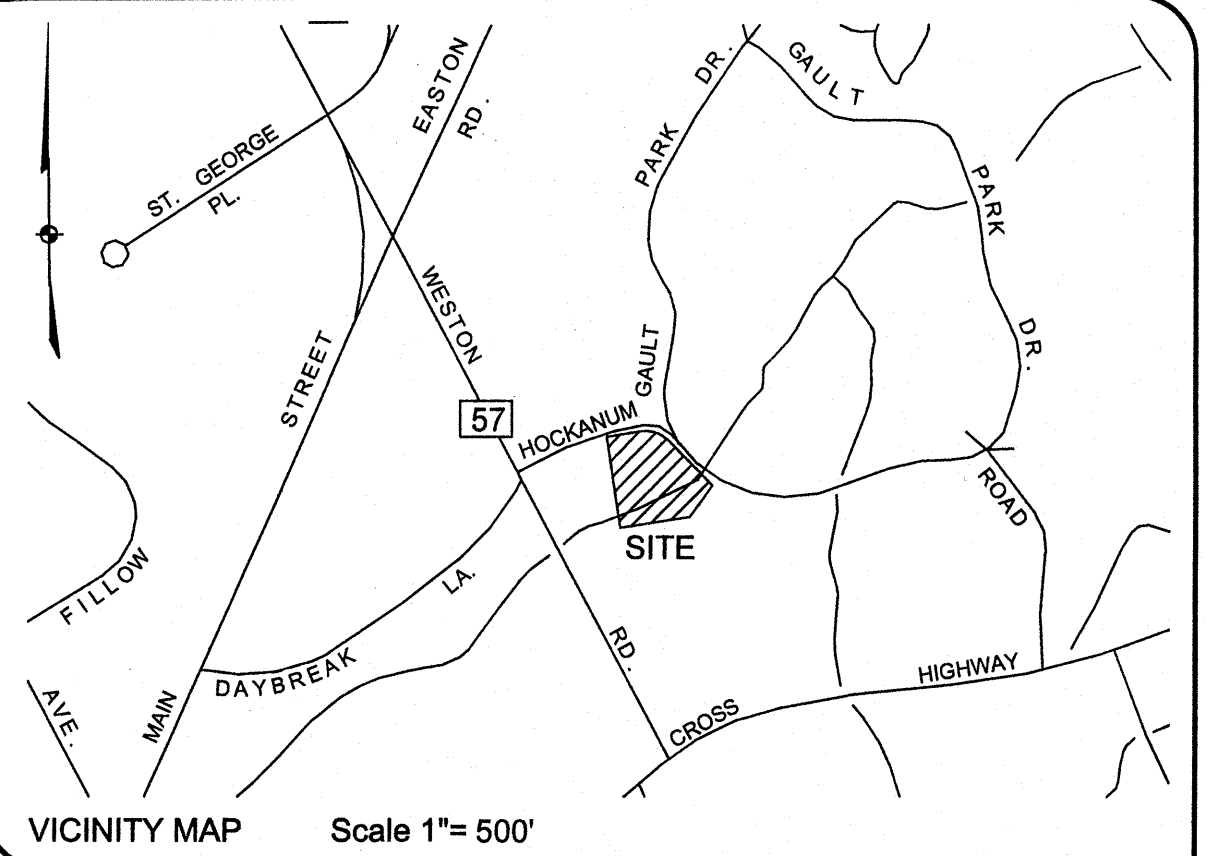
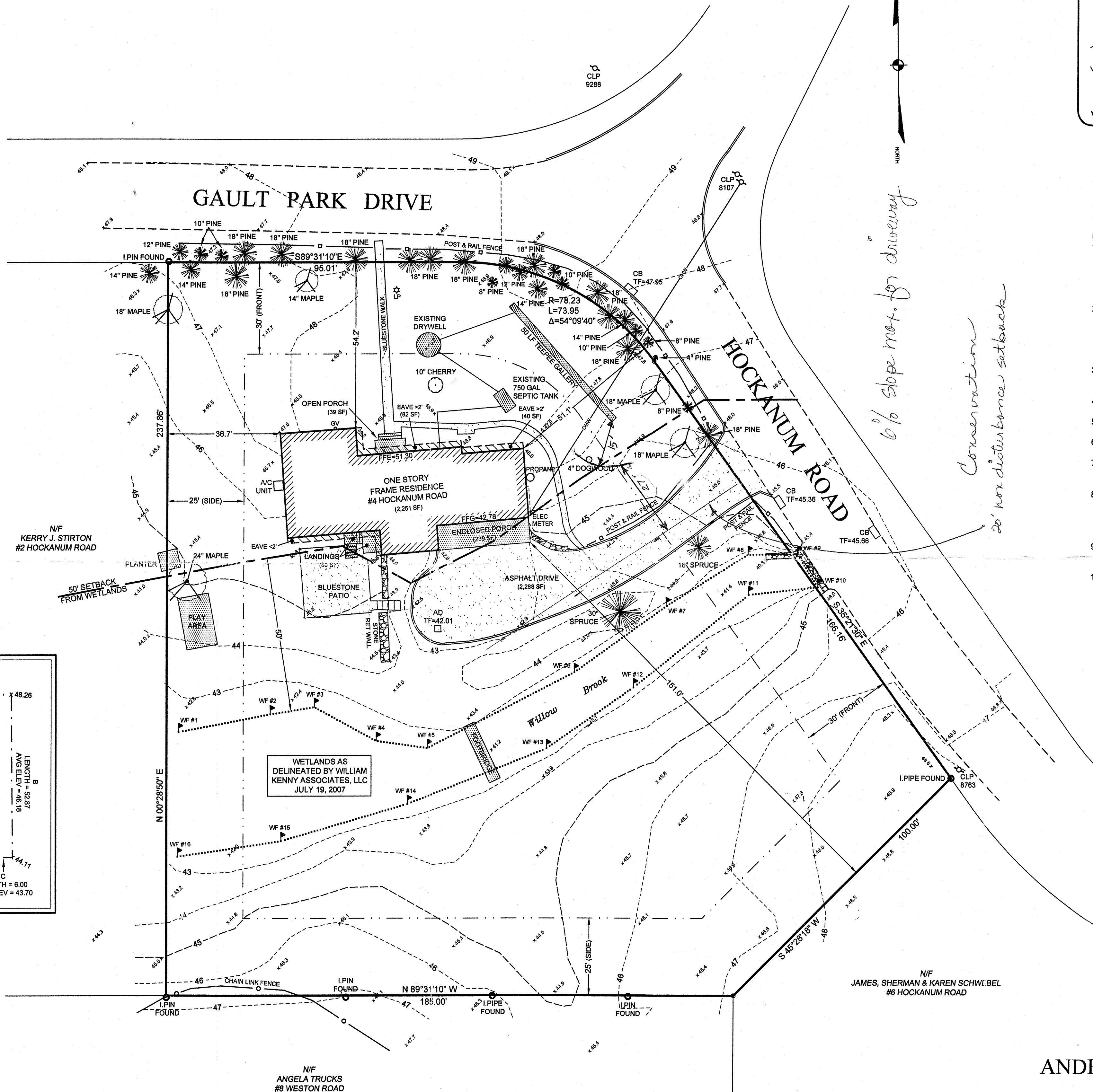
EXISTING TOTAL COVERAGE
 Residence = 2,251 sf
 Front porch = 39 sf
 Rear enclosed porch = 239 sf
 Rear landings = 80 sf
 Eaves > 2' off building (40 + 82) = 122 sf
 Driveway = 2,288 sf
TOTAL = 5,019 SF / 47,999 = 10.5%

EXISTING BUILDING COVERAGE
 Residence = 2,251 sf
 Front porch = 39 sf
 Rear enclosed porch = 239 sf
 Rear landings = 80 sf
 Eaves > 2' off building (40 + 82) = 122 sf
TOTAL = 2,731 SF / 47,999 = 5.7%

EXISTING GRADE PLANE WORKSHEET			
SIDE DESIGNATION	WALL LENGTH	AVG. ELEV.	ELEV. x LENGTH
A	98.37	47.75	4697.17
B	52.87	46.18	2441.54
C	6.00	43.70	262.20
D	50.81	43.66	2218.36
E	3.00	44.68	134.04
F	39.02	44.28	1766.83
G	53.76	46.24	2485.86
TOTAL	303.83		14,006.00
GRADE PLANE (14,006.00 / 303.83) = 46.10			
THE AREA BELOW THE FIRST FLOOR IS A BASEMENT AS PER DEFINITION OF BASEMENT IN SECTION 5.1 (BASEMENT HAS 8' CEILING, 5.2' OF WHICH IS ABOVE AVERAGE GRADE)			



LEGEND	
---	EXISTING CONTOURS (DATUM NGVD 1929)
x 3.2	EXISTING SPOT ELEVATION
---	PROPOSED CONTOURS
x 3.2	PROPOSED SPOT ELEVATION
---	FINISH FLOOR ENTRY ELEVATION
---	FINISH FLOOR GARAGE ELEVATION
---	FINISH FLOOR BASEMENT ELEVATION
---	SMH (SANITARY SEWER MANHOLE)
---	SANITARY PIPE
---	TF TOP FRAME
---	INV INVERT
---	FD FOOTING DRAIN
---	RL ROOF LEADER
---	AD (AREA DRAIN)
---	CB (CATCH BASIN)
---	CBDRYWELL (CATCH BASIN W/DRYWELL)
---	STMH (STORM DRAIN MANHOLE)
---	STORM PIPE
---	COMB. COMBINED STORM PIPE AND SANITARY PIPE
---	G GAS MAIN
---	GV (GAS VALVE)
---	ICV (IRRIGATION CONTROL VALVE)
---	W WATER MAIN
---	WM (WATER METER)
---	WV (WATER VALVE)
---	HYDRANT
---	TREELINE
---	LIGHT POLE
---	UTILITY POLE
---	TELEPHONE
---	OHW OVER HEAD WIRES
---	GEOTEXTILE SILT FENCE
---	CHAINLINK FENCE
---	STOCKADE FENCE
---	WIRE FENCE
---	STONEWALL
---	MW (MONITOR WELL)
---	DEEP TEST HOLE
---	20' TREE TREE SIZE (INCHES DBH) SPECIES
---	20' TWOTREE TWIN TREE
---	20' M-TREE MULTIPLE TREE
---	EDGE OF WETLANDS
---	WETLANDS FLAG
---	HAY BALE BARRIER
---	POWER CABLE, PHONE SERVICE
---	4" DVL DOUBLE YELLOW LINE
---	SYL SINGLE YELLOW LINE



- TOWN OF WESTPORT TAX MAP NO. D13; LOT NO. 95
- #4 HOCKANUM ROAD, TOWN OF WESTPORT, COUNTY OF WESTPORT, STATE OF CONNECTICUT
- NOTES:
- This survey (or map) has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Survey and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 28, 1998.
 - It is a Zoning Location Survey based upon a Dependent Resurvey and is intended to depict the relationship of existing or proposed improvements with respect to applicable municipal setback requirements. It is also a Topographic Survey and is intended to depict the configuration of the earth's surface and the location of natural and artificial objects.
 - This survey conforms to Horizontal Accuracy Class A-2, Topographical Accuracy Class T-2 and Vertical Accuracy Class V-2.
 - Contour interval is one foot, Vertical Datum is NGVD 1929.
 - Total Area = 47,999 sq. ft.; 1.1019 Acres.
 - Parcel is in Zone Residence AA.
 - Parcel is in FIRM Zone C. Parcel No. 090019 0001 C. Map Revised January 7, 1998.
 - References: Town of Westport Land Records:
A. Deed Volume 1598, Page 244.
B. Being Lot B on Record Map No. 2784 "Section 1 Gauley Park, Westport, Conn." Scale 1" = 100, Dated August 1950 by Charles S. Lyman.
 - Location of septic system as per sketch by installer William Wanat Inc. Dated 10/93 provided by the Westport/Weston Health District.
 - Parcel is served by public water and private septic.

MAP OF PROPERTY
 PREPARED FOR
ANDREW S. AND MICHELLE M. LUDEL
 #4 HOCKANUM ROAD
 WESTPORT, CONNECTICUT
 SEPTEMBER 10, 2007

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

BY **BARRY L. HAMMON**, P.E., L.S., C.E.S., No. 14658; LS, NY LIC. NO. 050111

THIS SURVEY IS NOT VALID WITHOUT A SIGNATURE AND EMBOSSED SEAL.

HAMMON'S LLC LAND SURVEYORS & CIVIL ENGINEERS 102 KINGS HIGHWAY EAST FAIRFIELD CONNECTICUT 06424 203.334.5599 (203) 335.5833 bhammons@optonline.net	DATE: 09/10/2007	FB: 39:31
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	CHECKED BY:	DWG. NO.: 3-0816
	SCALE:	